What Is Claimed Is:

1. A compound of the Formula:

$$R^{4} \bigvee_{\substack{N \\ I \\ R^{5}}}^{R^{1}} \bigvee_{\substack{N \\ R^{3}}}^{N} R^{2}$$

wherein,

R¹ is halo, hydroxy, alkylmercapto, mercapto, alkoxy, aryloxy or substituted amino;

R², R³, R⁴ and R⁵, each of which may be same or different, are hydrogen, alkyl, substituted alkyl, alkenyl, alkynyl, aryl or substituted aryl; or

R² and R³ or R⁴ and R⁵, together with the nitrogen to which they are attached, form a piperidine, piperazine, or a morpholine ring; or pharmaceutically acceptable salts thereof.

2. A compound of claim 1, wherein R^1 is chloro, R^2 and R^4 are hydrogen and R^3 and R^5 are phenyl; or

pharmaceutically acceptable salts thereof.

- 3. A compound of claim 1, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is phenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 4. A compound of claim 1, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.

- 5. A compound selected from the group consisting of 6-chloro-N-(4methoxy-phenyl)-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-butyl-6-chloro-N'-(4chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-isopropyl-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-tert-butyl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4diamine, (4-chloro-6-morpholin-4-yl-[1,3,5]triazin-2-yl)-naphthalen-1-yl-amine, N-tert-butyl-6-chloro-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-cyclohexyl-N'-isopropyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-2-methyl-propan-1-ol, 6-chloro-N-isopropyl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-chloro-phenyl)-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, N-allyl-6-chloro-N'-cyclohexyl-[1,3,5]triazine-2,4diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-ethanol, N-tertbutyl-6-chloro-N'-cyclopentyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4methoxyphenyl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-(4-chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(2,3dihydrobenzo[1,4]dioxin-6-yl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, Nbenzo[1,3]dioxol-5-yl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-indan-5-yl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-chlorophenyl)-N'-propyl-[1,3,5]triazine-2,4-diamine, N-(4-chloro-phenyl)-6-methoxy-N'-propyl-[1,3,5]triazine-2,4-diamine and N-(4-chloro-phenyl)-6-methylsulfanyl-N'-phenyl-[1,3,5]triazine-2,4-diamine.
- 6. A compound of claim 1, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is 4-methoxyphenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 7. A pharmaceutical composition comprising the compound of claim 1 and a pharmaceutically acceptable carrier.

8. A method for inhibiting LPAAT- β (lysophosphatidic acid acyltransferase β) comprising contacting LPAAT- β with an effective amount of a compound of the Formula:

$$R^{4} \xrightarrow{N} \stackrel{R^{1}}{\underset{R^{5}}{\bigvee}} N \xrightarrow{R^{2}} R^{3}$$

wherein,

R¹ is halo, hydroxy, alkylmercapto, mercapto, alkoxy, aryloxy or substituted amino;

R², R³, R⁴ and R⁵, each of which may be same or different, are hydrogen, alkyl, substituted alkyl, alkenyl, alkynyl, aryl or substituted aryl; or

R² and R³ or R⁴ and R⁵, together with the nitrogen to which they are attached, form a piperidine, piperazine, or a morpholine ring; or

pharmaceutically acceptable salts thereof; thereby inhibiting LPAAT-β.

- 9. The method of claim 8, wherein said LPAAT- β is found in an animal.
 - 10. The method of claim 9, wherein said animal is a mammal.
 - 11. The method of claim 10, wherein said mammal is a human.
- 12. The method of claim 8, wherein R¹ is chloro, R² and R⁴ are hydrogen and R³ and R⁵ are phenyl; or

pharmaceutically acceptable salts thereof.

- 13. The method of claim 8, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is phenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 14. The method of claim 8, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 15. The method of claim 8, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is 4-methoxyphenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 16. The method of claim 8, wherein the compound is selected from the group consisting of 6-chloro-N-(4-methoxy-phenyl)-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-butyl-6-chloro-N'-(4-chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-isopropyl-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-tert-butyl-6chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, (4-chloro-6-morpholin-4-yl-[1,3,5]triazin-2-yl)-naphthalen-1-yl-amine, N-tert-butyl-6-chloro-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-cyclo-hexyl-N'-isopropyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-2-methylpropan-1-ol, 6-chloro-N-isopropyl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6chloro-N-(4-chloro-phenyl)-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, N-allyl-6chloro-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-ethanol, N-tert-butyl-6-chloro-N'-cyclopentyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-methoxyphenyl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-(4chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(2,3dihydrobenzo[1,4]dioxin-6-yl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, Nbenzo[1,3]dioxol-5-yl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-indan-5-yl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-chlorophenyl)-N'-propyl-[1,3,5]triazine-2,4-diamine, N-(4-chloro-phenyl)-

6-methoxy-N'-propyl-[1,3,5]triazine-2,4-diamine and N-(4-chloro-phenyl)-6-methylsulfanyl-N'-phenyl-[1,3,5]triazine-2,4-diamine.

17. A method of inhibiting cell proliferation comprising contacting a cell with an effective amount of a compound of the Formula:

$$R^{4} \xrightarrow{N} \begin{array}{c} R^{1} \\ N \\ N \\ R^{5} \end{array} \qquad \begin{array}{c} R^{2} \\ R^{3} \end{array}$$

wherein,

R¹ is halo, hydroxy, alkylmercapto, mercapto, alkoxy, arylox or substituted amino;

R², R³, R⁴ and R⁵, each of which may be same or different, are hydrogen, alkyl, substituted alkyl, alkenyl, alkynyl, aryl or substituted aryl; or

R² and R³ or R⁴ and R⁵, together with the nitrogen to which they are attached, form a piperidine, piperazine, or a morpholine ring; or

pharmaceutically acceptable salts thereof; thereby inhibiting the proliferation of the cell.

- 18. The method of claim 17, wherein said cell is a cancer cell.
- 19. The method of claim 17, wherein R¹ is chloro, R² and R⁴ are hydrogen and R³ and R⁵ are phenyl; or pharmaceutically acceptable salts thereof.
- 20. The method of claim 17, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.

- 21. The method of claim 17, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 22. The method of claim 17, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is 4-methoxyphenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 23. The method of claim 17, wherein the compound is selected from the group consisting of 6-chloro-N-(4-methoxy-phenyl)-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-butyl-6-chloro-N'-(4-chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-isopropyl-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-tert-butyl-6chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, (4-chloro-6-morpholin-4-yl-[1,3,5]triazin-2-yl)-naphthalen-1-yl-amine, N-tert-butyl-6-chloro-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-cyclo-hexyl-N'-isopropyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-2-methylpropan-1-ol, 6-chloro-N-isopropyl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6chloro-N-(4-chloro-phenyl)-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, N-allyl-6chloro-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-N-tert-butyl-6-chloro-N'-cyclopentyl-[1,3,5]triazin-2-ylamino)-ethanol, [1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-methoxyphenyl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-(4-6-chloro-N-(2,3chlorophenyl)-[1,3,5]triazine-2,4-diamine, dihydrobenzo[1,4]dioxin-6-yl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, Nbenzo[1,3]dioxol-5-yl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-indan-5-yl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-chlorophenyl)-N'-propyl-[1,3,5]triazine-2,4-diamine, N-(4-chloro-phenyl)-6-methoxy-N'-propyl-[1,3,5]triazine-2,4-diamine and N-(4-chloro-phenyl)-6-methylsulfanyl-N'-phenyl-[1,3,5]triazine-2,4-diamine.triazine-2,4-diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-(4-chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(2,3-dihydrobenzo[1,4]dioxin-6-yl)-N'-phenyl-[1,3,5]triazine-2,4-

diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine and 6-chloro-N-indan-5-yl-N'-phenyl-[1,3,5]triazine-2,4-diamine.

24. A method for treating cancer, comprising administering to an animal in need thereof, an effective amount of a compound of the Formula:

$$R^{4} \bigvee_{\substack{N \\ I_5}}^{R^1} \bigvee_{\substack{N \\ R^3}}^{N} R^2$$

wherein,

R¹ is halo, hydroxy, alkylmercapto, mercapto, alkoxy, aryloxy or substituted amino;

R², R³, R⁴ and R⁵, each of which may be same or different, are hydrogen, alkyl, substituted alkyl, alkenyl, alkynyl, aryl or substituted aryl; or

R² and R³ or R⁴ and R⁵, together with the nitrogen to which they are attached, form a piperidine, piperazine, or a morpholine ring; or

pharmaceutically acceptable salts thereof; wherein the cancer is treated.

25. The method of claim 24, wherein R^1 is chloro, R^2 and R^4 are hydrogen and R^3 and R^5 are phenyl; or

pharmaceutically acceptable salts thereof

26. The method of claim 24, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.

27. The method of claim 24, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is t-butyl and R⁵ is 4-chlorophenyl; or

pharmaceutically acceptable salts thereof.

- 28. The method of claim 24, wherein R¹ is chloro, R² and R⁴ are hydrogen, R³ is 4-methoxyphenyl and R⁵ is 4-chlorophenyl; or pharmaceutically acceptable salts thereof.
- 29. The method of claim 24, wherein said cancer is prostate, breast, lung, ovarian, brain, cervical, colon or bladder cancer.
- 30. The method of claim 24, where the compound is selected from the group consisting of 6-chloro-N-(4-methoxy-phenyl)-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-butyl-6-chloro-N'-(4-chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-isopropyl-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, N-tert-butyl-6-(4-chloro-6-morpholin-4-ylchloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, [1,3,5]triazin-2-yl)-naphthalen-1-yl-amine, N-tert-butyl-6-chloro-N'-p-tolyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-cyclo-hexyl-N'-isopropyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-2-methylpropan-1-ol, 6-chloro-N-isopropyl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6chloro-N-(4-chloro-phenyl)-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, N-allyl-6chloro-N'-cyclohexyl-[1,3,5]triazine-2,4-diamine, 2-(4-chloro-6-phenylamino-[1,3,5]triazin-2-ylamino)-ethanol, N-tert-butyl-6-chloro-N'-cyclopentyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-methoxyphenyl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, N-benzo[1,3]dioxol-5-yl-6-chloro-N'-(4chlorophenyl)-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(2,3dihydrobenzo[1,4]dioxin-6-yl)-N'-phenyl-[1,3,5]triazine-2,4-diamine, Nbenzo[1,3]dioxol-5-yl-6-chloro-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-indan-5-yl-N'-phenyl-[1,3,5]triazine-2,4-diamine, 6-chloro-N-(4-chlorophenyl)-N'-propyl-[1,3,5]triazine-2,4-diamine, N-(4-chloro-phenyl)-6-methoxy-N'-propyl-[1,3,5]triazine-2,4-diamine and N-(4-chloro-phenyl)-6-methylsulfanyl-N'-phenyl-[1,3,5]triazine-2,4-diamine.

- 31. A method for screening a patient for LPAAT- β activity, said method comprising detecting the presence or absence of an increased amount of LPAAT- β RNA, DNA or protein relative to a predetermined control, whereby the presence of said increased amount is indicative of cancer susceptibility in said patient.
- 32. The method of claim 31, comprising detecting the presence or absence of an increased amount of LPAAT-β RNA.
- 33. The method of claim 31, comprising detecting the presence or absence of an increased amount of LPAAT-β DNA.
- 34. The method of claim 31, comprising detecting the presence or absence of an increased amount of LPAAT-β protein.
- 35. A method of inhibiting cell proliferation comprising the inhibition of LPAAT- β .
 - 36. The method of claim 35, wherein said cell is a cancer cell.
- 37. A vaccine preparation capable of inducing an anti-tumor immune response comprising a pharmaceutically acceptable carrier and an anti-tumor immune response-inducing effective amount of LPAAT-β protein.
- 38. A method for screening a patient for LPAAT-β activity, said method comprising detecting the presence or absence of an increased amount of a phospholipid of defined acyl-chain composition relative to a predetermined control, whereby the presence of said increased amount is indicative of cancer susceptibility in said patient.

39. The method of claim 38, wherein said phospholipid is phosphatidylinositol.